



FIRST

SARNIA
PLACE

Where lifestyle is front and centre



LUXURY WATERFRONT CONDOMINIUMS



Where lifestyle is front and centre



THE FIRST

Style. Elegance. Sophistication. Experience an unparalleled convergence of cosmopolitan style and refined luxury with breathtaking waterfront views and evening sunsets. Consider First Sarnia Place, transformed to the same exacting standards as today's most prestigious condominium residences. Seven incomparable designs. One unprecedented opportunity.



FIRST

SARNIA PLACE

THE PLACE

From world headquarters to your headquarters. First Sarnia Place stands at one of the city's most prestigious addresses: 201 Front Street North. This unique location—formerly home to global corporation Polysar Limited—has been completely redesigned for you and your lifestyle. Proudly towering over the shore of the St. Clair River, this landmark embodies prestige and bespeaks success. Enjoy exceptional living space at the centre of intriguing retail boutiques, excellent restaurants and waterfront attractions.



THE HISTORY

An address with history. Designed by renowned architectural firm The Webb Zarafa Menkes Housden Partnership and built as a world headquarters in 1978 to the meticulous standards of Gilvesy Construction Limited, First Sarnia Place has been completely redesigned by an exceptional team including Malhotra Nicholson Architects and decorator Elizabeth Gilvesy Interiors. Accommodating an exciting and complementary mix of commercial and luxury waterfront residential condominiums, it stands as an icon of cosmopolitanism: stylish, refined, and accomplished.

THE VIEW

Fantastic views from every suite: the beautiful St. Clair River, cruising ocean liners, sailboats and yachts, a sheltered marina, and the impressive Blue Water Bridge to Port Huron, United States. First Sarnia Place presides over sprawling waterside parkland and the vibrant, colourful City of Sarnia—its residences and businesses and, in the distance, the glittering lights of the “Valley.”

THE EXCLUSIVITY

With just 38 luxury waterfront suites—including eight penthouses, the most desirable of all—First Sarnia Place affords an undeniably exclusive living opportunity. In each of our seven exciting layouts, all with large functional balconies and fantastic views, every detail is attended to.

THE EXTRAS

It's the exceptions that define the rule at First Sarnia Place. An elegant marble-faced lobby presided over by an evening concierge. Heated underground parking. An exercise facility, multi-purpose activity centre, and private, landscaped waterfront patio and barbecue area. Storage locker units. Efficient central heating and cooling system. High speed elevators. Experienced full time building superintendent. **Have it all. Live it all.**



THE SUITES

Style. Distinction. Privacy. Comfort. Professionally designed and luxuriously appointed, First Sarnia Place offers timeless appeal and all the amenities for active urban living, from features like high ceilings, elegant fixtures and premium appliances to the reassurance of built-in security access systems.

Seven exceptional plans

Choose from any of seven exciting floor plans ranging from over 1,150 square feet to 2,400 square feet with balconies—including exceptional corner units and penthouses.

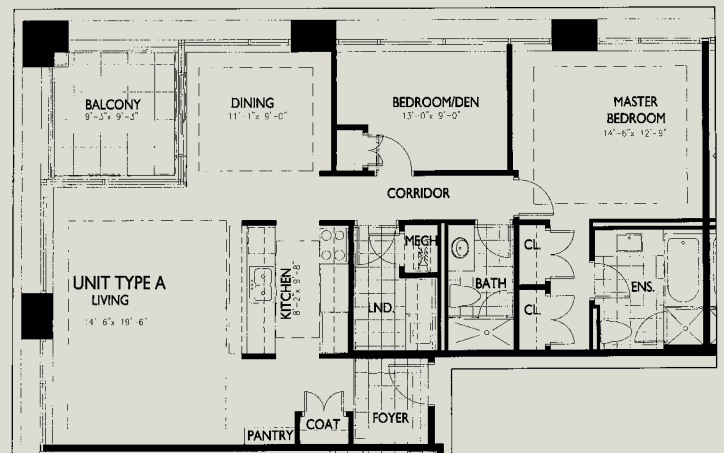


THE COVE

Sq Ft – 1,344

2 BEDROOM + BALCONY

Features: From open-concept designs to exquisite room details, every suite at First Sarnia Place is constructed from modern, stylish materials with classic, timeless appeal.



All include a number of standard features:

- Spacious living, dining and entertaining areas
- 1 and 2 bedroom designs
- Private oversized balconies
- Professionally designed kitchens
- Luxurious ensuite bathroom and guest bathroom
- In-suite laundry
- Open concept design

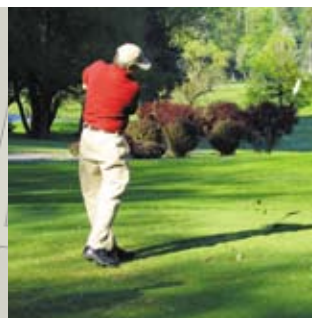
Plus a host of distinctive details:

- Ceilings 8'-10" or greater
- Coffered/tray ceilings
- Recessed down lighting
- Designer series tile
- Prefinished engineered wood flooring
- 50 oz. carpeting
- Custom crafted kitchens
- Granite countertops in kitchen
- Marble, limestone or slate tile flooring in bathrooms
- Marble countertops in bathrooms
- Premium fixtures and appliances
- Glass enclosed showers
- Individually controlled heating and cooling
- Pre-wired for cable television, telephone and high speed internet
- Security access system
- Sprinkler fire protection system



THE COMMUNITY

Ownership of a condominium at First Sarnia Place includes more than exceptional living space with fantastic waterfront views. It provides access to the best that Sarnia has to offer—right at your doorstep. Situated in the heart of Sarnia's downtown core, First Sarnia Place is literally footsteps away from the city's unique shops, marina, amenities and attractions, including excellent restaurants, live theatre, museums, and galleries.



THE SURROUNDINGS

On the shore of the St. Clair River, First Sarnia Place opens out onto lush parkland and sparkling waters. Minutes away are a host of beautiful parks, sandy beaches, wilderness trails, sports and entertainment centres, and challenging golf and country clubs. It's just minutes from major highways and Sarnia's municipal airport, an hour's drive to London and Detroit, and three hours to Toronto. The address: a landmark. What it offers: your lifestyle.



FEATURES & FINISHES

SALES CENTRE, 201 Front Street North, Sarnia, Ontario www.firstsarniaplace.com



FIRST
SARNIA
PLACE

Where lifestyle is front and centre

Stylish, distinguished and intimate, First Sarnia Place exudes a classic sophistication evocative of the most prestigious of today's classic condominium residences. Designed by the well known Malhotra Nicholson Architects Inc., and featuring décor by Elizabeth Gilvesy Interiors, welcome to the exclusive waterfront residences at 201 Front Street North, Sarnia. An elegant marble faced lobby presided over by an evening concierge, First Sarnia Place is an unparalleled convergence of cosmopolitan style and refined luxury with fantastic waterfront views and evening sunsets!

1. GENERAL SUITE FEATURES:

- Ceilings 8'-10" or greater (except where bulkheads and ceiling drops are required)
- Smooth ceilings throughout
- Coffered/tray ceiling in foyer and living room (except where ceiling drops are required)
- Recessed down-lighting in ceilings in foyer, hallways, kitchen, and master ensuite bathroom per Reflected Ceiling Plan
- White horizontal blinds
- 7' solid core entry door with lock set
- 7' paneled interior doors
- 6" baseboards, 3 1/2" casings
- Lever door hardware
- Pre-finished, engineered wood flooring in foyer, living room, dining room and library (if applicable)
- Choice of 50 oz. pile carpeting with quality underpad in bedrooms and den
- Heating/cooling – individually controlled
- Terrace and/or patio doors to balconies
- White flat latex paint throughout with eggshell latex paint in kitchen, bathrooms, and laundry room
- Shelving in closets

2. KITCHEN FEATURES:

- Choice of ceramic tile or pre-finished engineered wood flooring
- Choice of granite countertop
- Choice of full height tile backsplash
- Choice of stained wood veneer or prefinished cabinets
- Under cabinet lighting with valence per Reflected Ceiling Plan
- Premium freestanding refrigerator – Stainless Steel
- Premium convection range – Stainless Steel
- Premium built-in dishwasher – Stainless Steel
- Premium built-in microwave with exhaust – Stainless Steel
- Double stainless steel under mount sink with single lever faucet

3. MASTER ENSUITE BATH FEATURES:

- Choice of marble, limestone, or slate tile flooring, skirt and 1-tile high tub surround and full height shower surround
- Kohler white soaker bathtub with Kohler faucet
- Choice of stained wood veneer or prefinished vanity
- Frameless mirror over vanity
- Choice of marble countertop with white designer series sink
- Frameless glass shower door
- Capped outlet for wall sconce lighting
- Kohler faucet with lever handle
- Kohler white bathroom fixtures

4. MAIN BATH FEATURES:

- Choice of marble, limestone, or slate flooring
- Choice of full height marble tile in shower or tub surround
- Choice of marble countertop
- Choice of stained wood veneer or prefinished vanity
- Kohler sink and shower fixtures
- Frameless mirror over vanity
- Lighting per Reflected Ceiling Plan
- Capped outlet for wall sconce
- White bathroom fixtures

5. POWDER ROOM FEATURES:

- Choice of marble, limestone, or slate tile flooring
- Lighting per Reflected Ceiling Plan
- White pedestal sink
- Capped outlet for wall sconce
- Kohler faucet
- White bathroom fixture

6. LAUNDRY ROOM FEATURES:

- Front loading washer and dryer
- Ceramic tile flooring

7. ELECTRICAL FEATURES:

- Pre-wired for television, high-speed internet and telephone outlets in living room, kitchen, library, and bedrooms
- Smoke detector and carbon monoxide detector
- 100 amp service panel

8. SECURITY FEATURES:

- Entry phone system
- In-suite security system
- Sprinkler ceiling fire protection system

Note 1: Materials, specifications and floor plans are subject to change without notice. Builder may substitute materials detailed above or as shown on plans or as shown in the display centre, provided that such materials are of equal or better quality. All selections shall be made from Builder's samples only. All items shown are subject to applicable individual floor plans. All floor plan dimensions and specifications are approximate. Actual usable floor space may vary from the stated floor area.

The Purchaser acknowledges and agrees that various types of flooring, such as carpets, marble, tile, and/or engineered wood flooring in the Unit may result in different heights (to be established by the Vendor at its sole discretion) in the transitional areas between them, and that the Vendor may use the appropriate reducers in the area. All illustrations are artist's concepts and/or computer generated designer's concepts. E. & O.E.

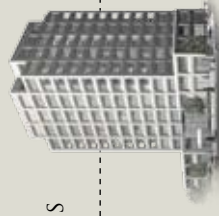
Note 2: All colour and finishing selections are to be made from the Vendor's standard samples.

Note 3: The Purchaser acknowledges that items, samples, and details displayed in the sales office and/or model may be upgrades and may be available to the Purchaser from the Vendor at an extra cost.

THE RIVERSIDE*

1 BEDROOM + BALCONY

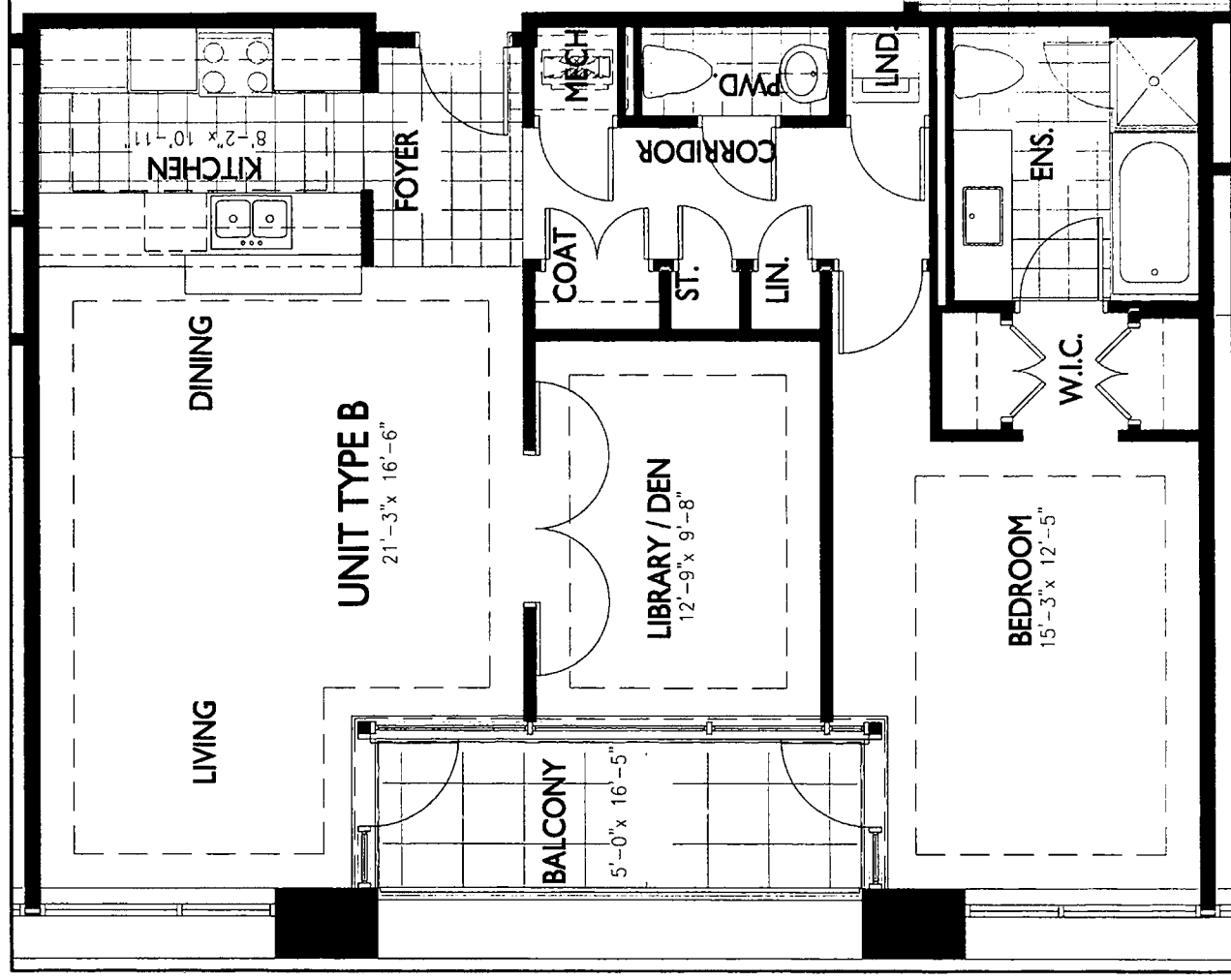
LUXURY WATERFRONT CONDOMINIUMS



Features: From open-concept designs to exquisite room details, every suite at First Sarnia Place is constructed from modern, stylish materials with classic, timeless appeal.

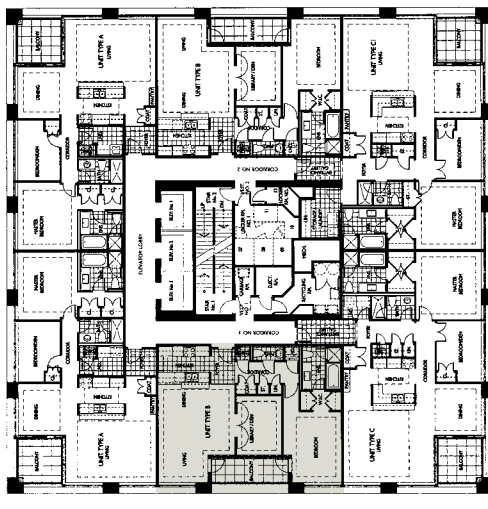
Sq. Ft. – 1,151

Floors – 6-10



FIRST
SARNIA
PLACE

Where lifestyle is front and centre

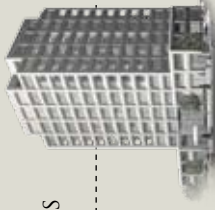


Floor plans are subject to change without notice.

THE COVE*

2 BEDROOM + BALCONY

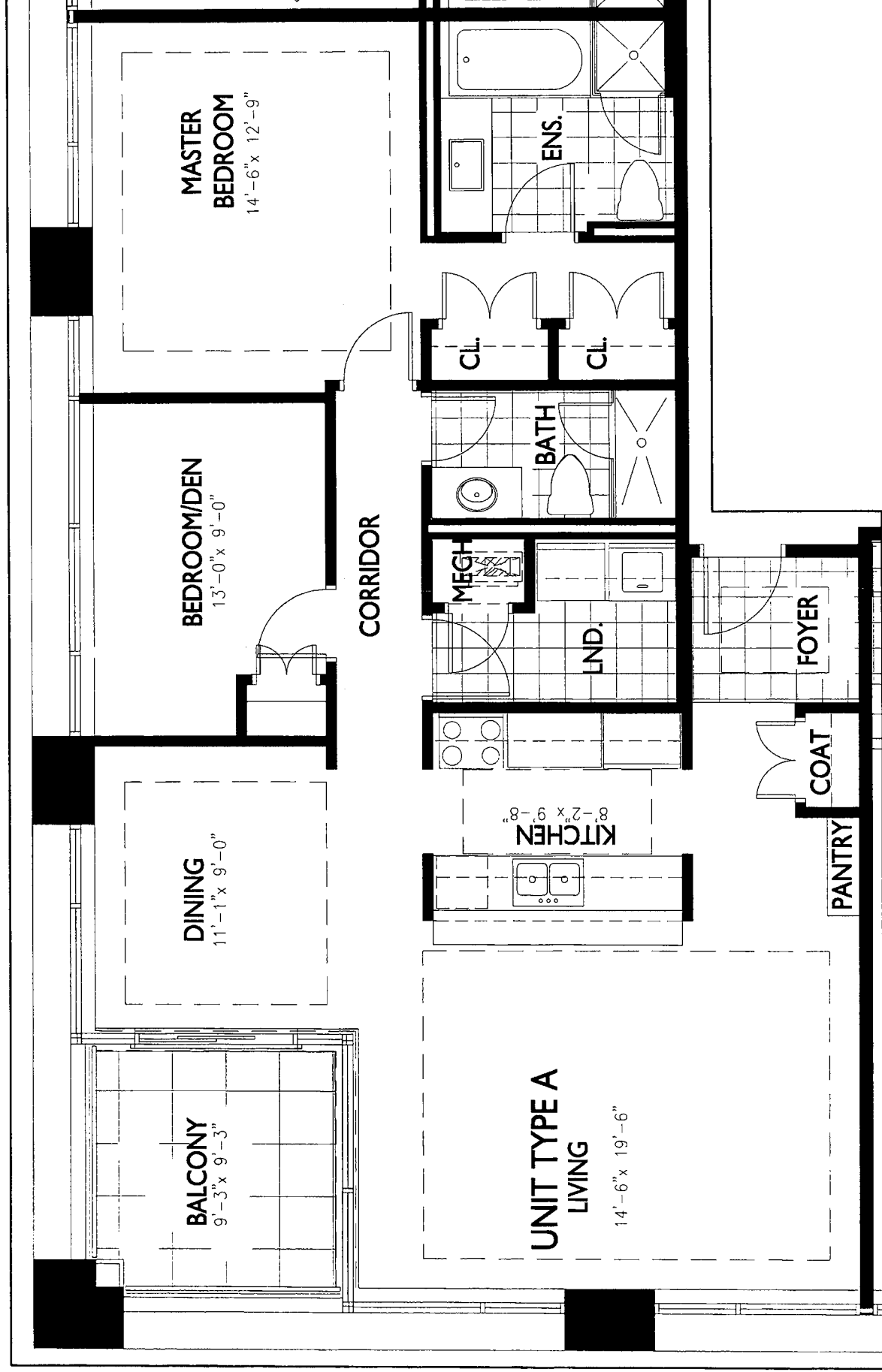
LUXURY WATERFRONT CONDOMINIUMS



Features: From open-concept designs to exquisite room details, every suite at First Sarnia Place is constructed from modern, stylish materials with classic, timeless appeal.

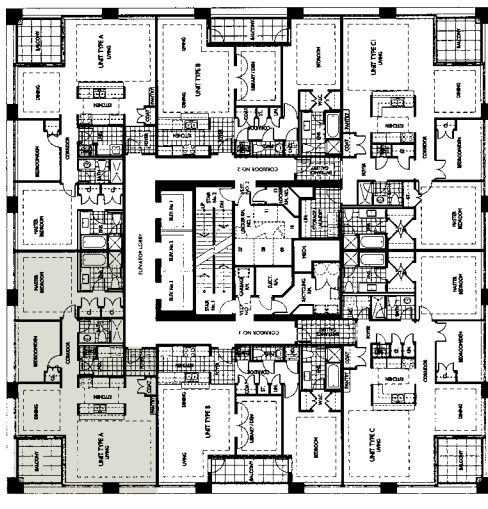
Sq. Ft. - 1,344

Floors - 6-10



FIRST
SARNIA
PLACE

Where lifestyle is front and centre

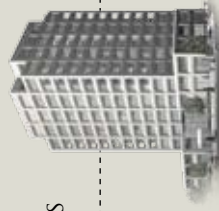


*Floor plans are subject to change without notice.

THE SPINNAKER*

2 BEDROOM + BALCONY

LUXURY WATERFRONT CONDOMINIUMS



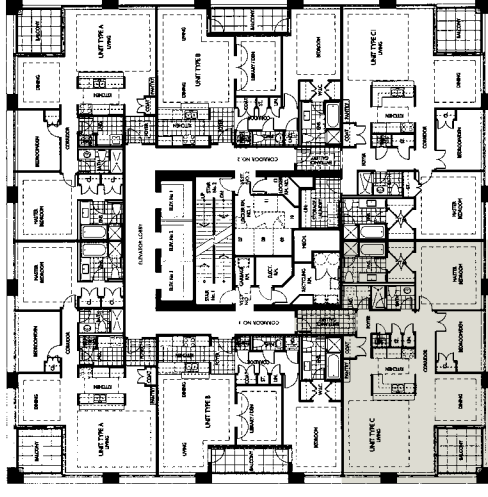
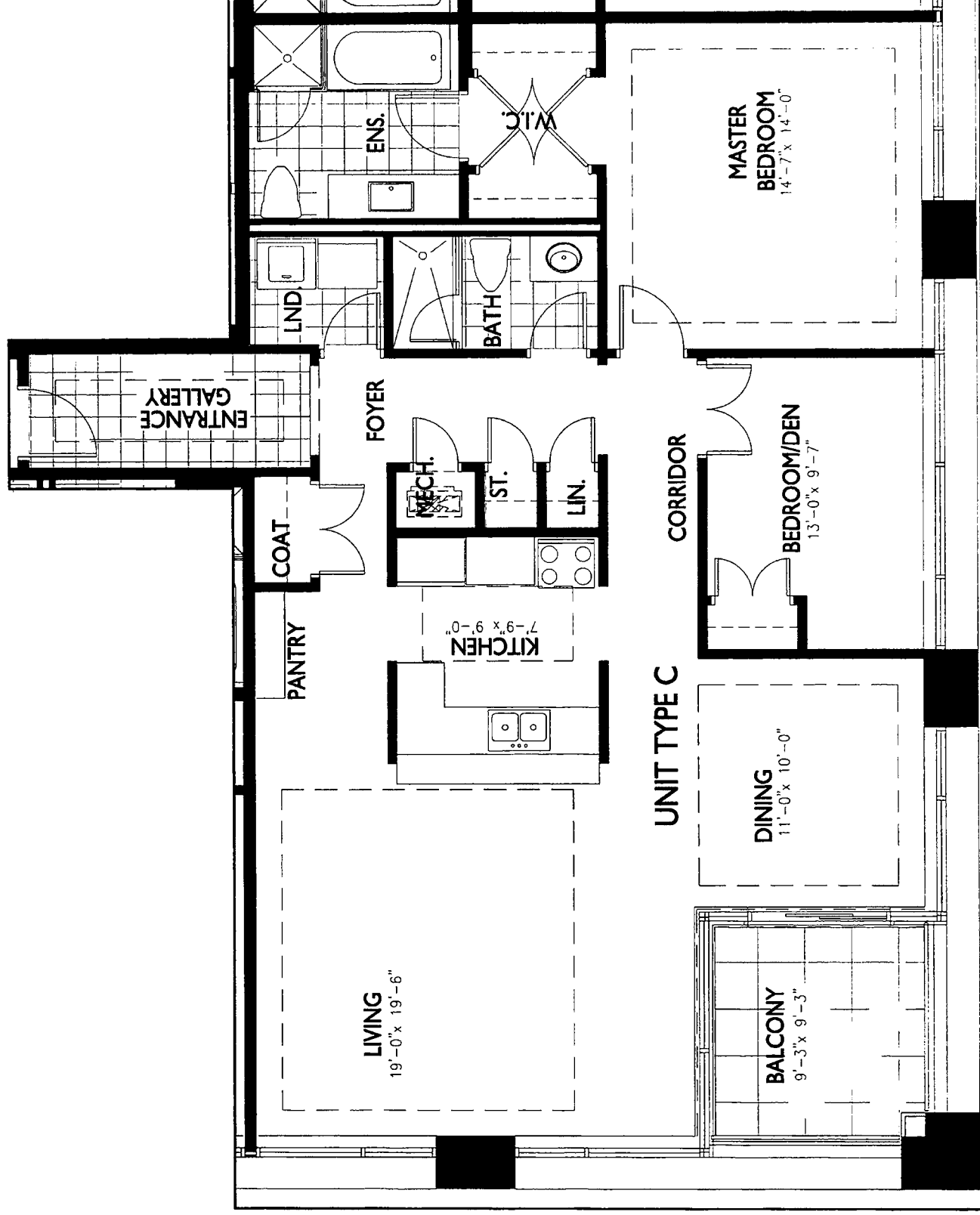
Features: From open-concept designs to exquisite room details, every suite at First Sarnia Place is constructed from modern, stylish materials with classic, timeless appeal.

Sq. Ft. – 1,557

Floors – 6-10

FIRST
SARNIA
PLACE

Where lifestyle is front and centre

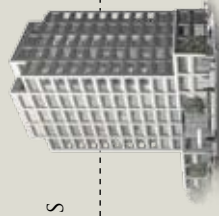


Floor plans are subject to change without notice.

THE HAVEN*

2 BEDROOM + BALCONY

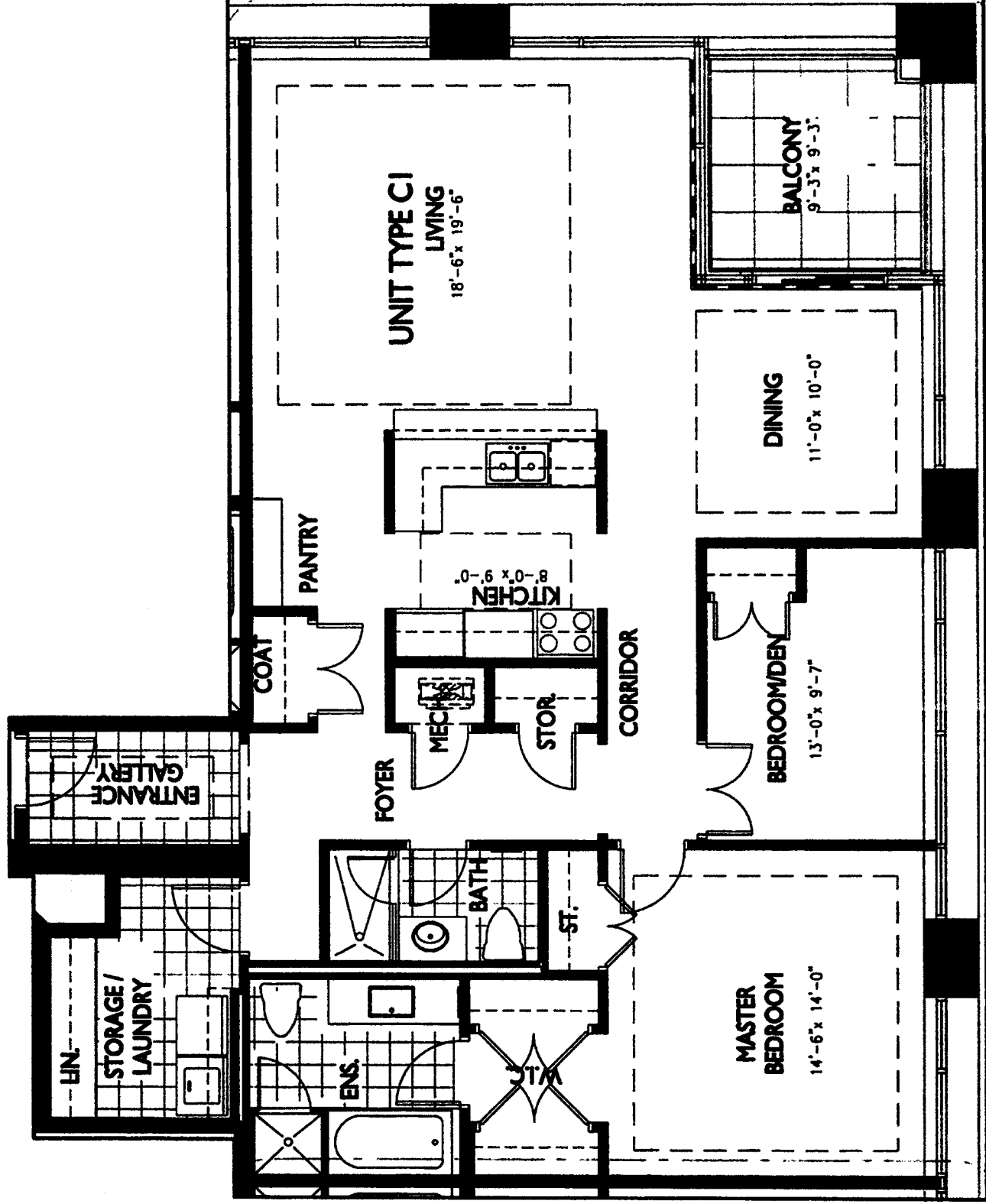
LUXURY WATERFRONT CONDOMINIUMS



Features: From open-concept designs to exquisite room details, every suite at First Sarnia Place is constructed from modern, stylish materials with classic, timeless appeal.

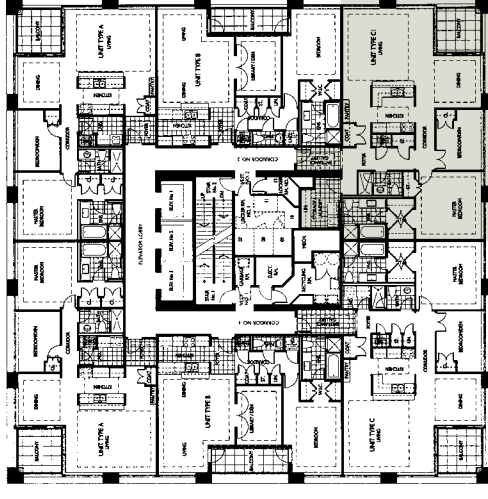
Sq. Ft. – 1,658

Floors – 6-10



FIRST
SARNIA
PLACE

Where lifestyle is front and centre

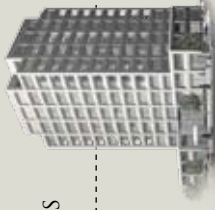


Floor plans are subject to change without notice.

THE SEABREEZE*

2 BEDROOM + BALCONY

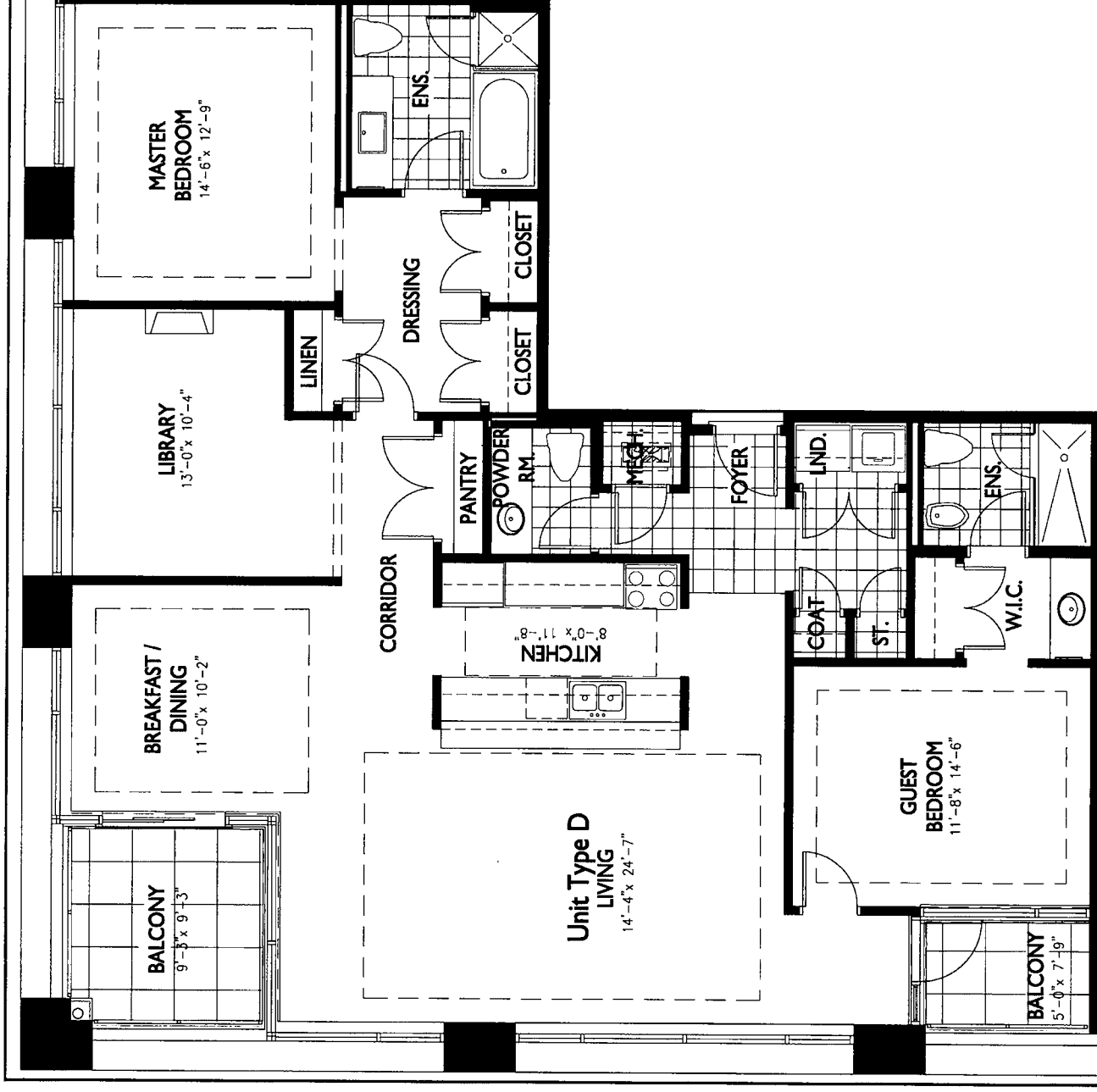
LUXURY WATERFRONT CONDOMINIUMS



Features: From open-concept designs to exquisite room details, every suite at First Sarnia Place is constructed from modern, stylish materials with classic, timeless appeal.

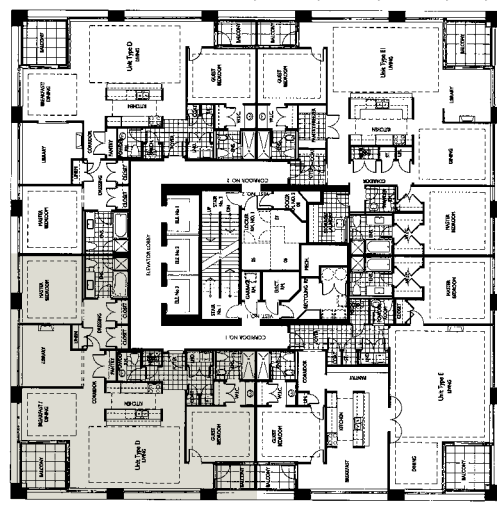
Sq. Ft. - 1,924

Floors - 11-12



FIRST
SARNIA
PLACE

Where lifestyle is front and centre

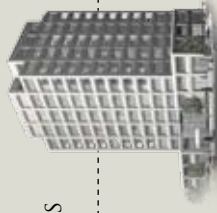


*Floor plans are subject to change without notice.

THE STARGAZER*

2 BEDROOM + BALCONY

Features: From open-concept designs to exquisite room details, every suite at First Sarnia Place is constructed from modern, stylish materials with classic, timeless appeal.



LUXURY WATERFRONT CONDOMINIUMS

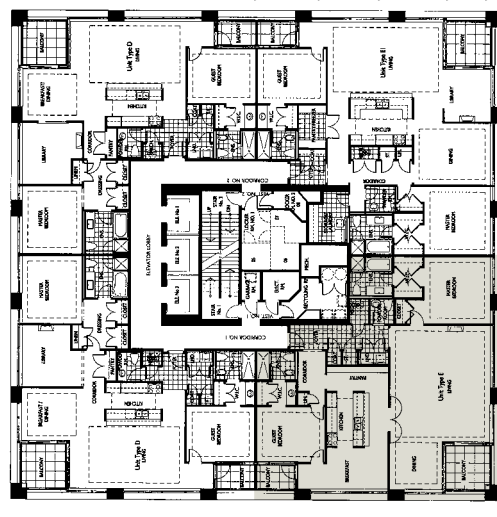
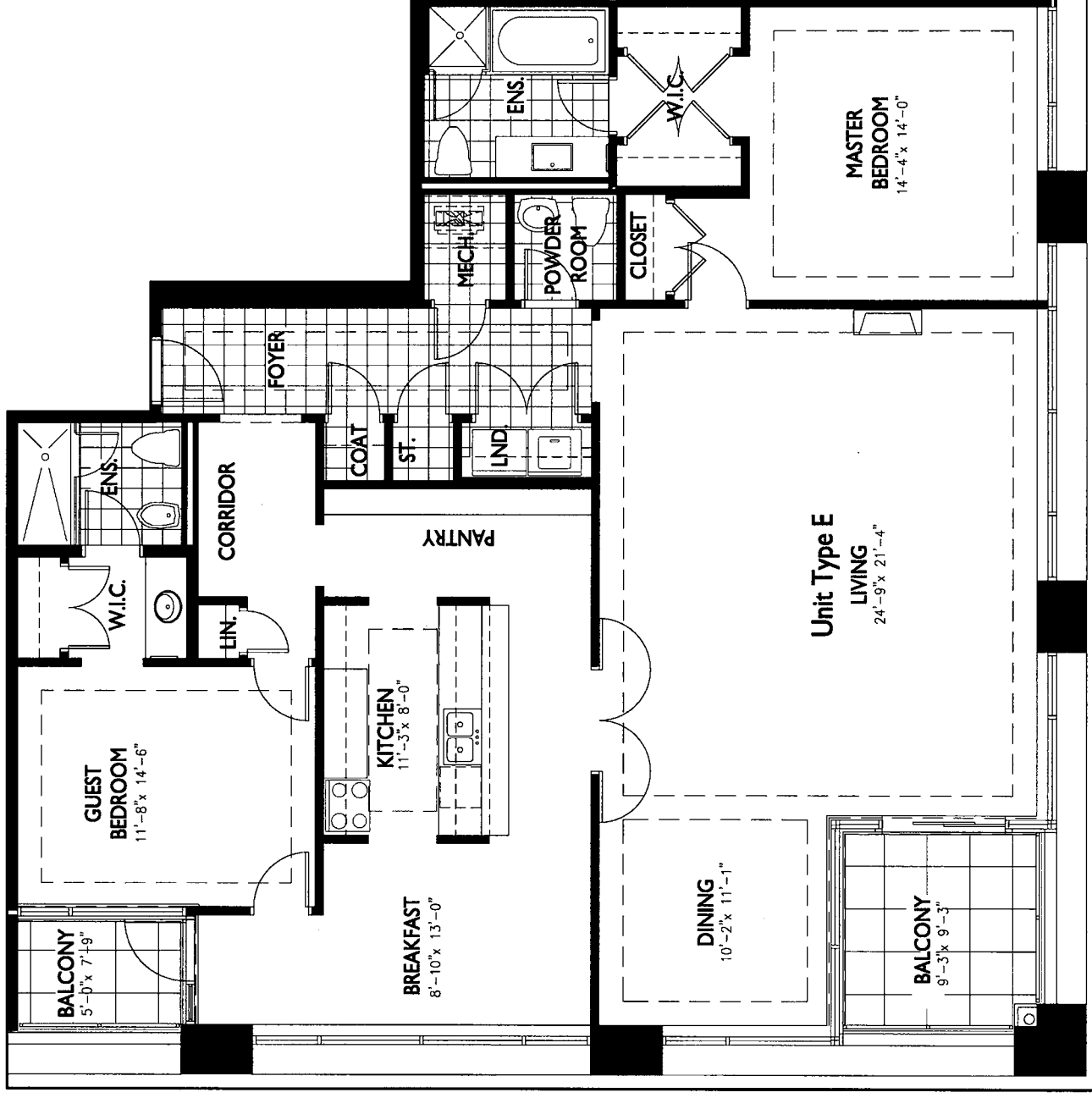
Sq. Ft. - 2,152

Floors - 11-12

FIRST

SARNIA PLACE

Where lifestyle is front and centre



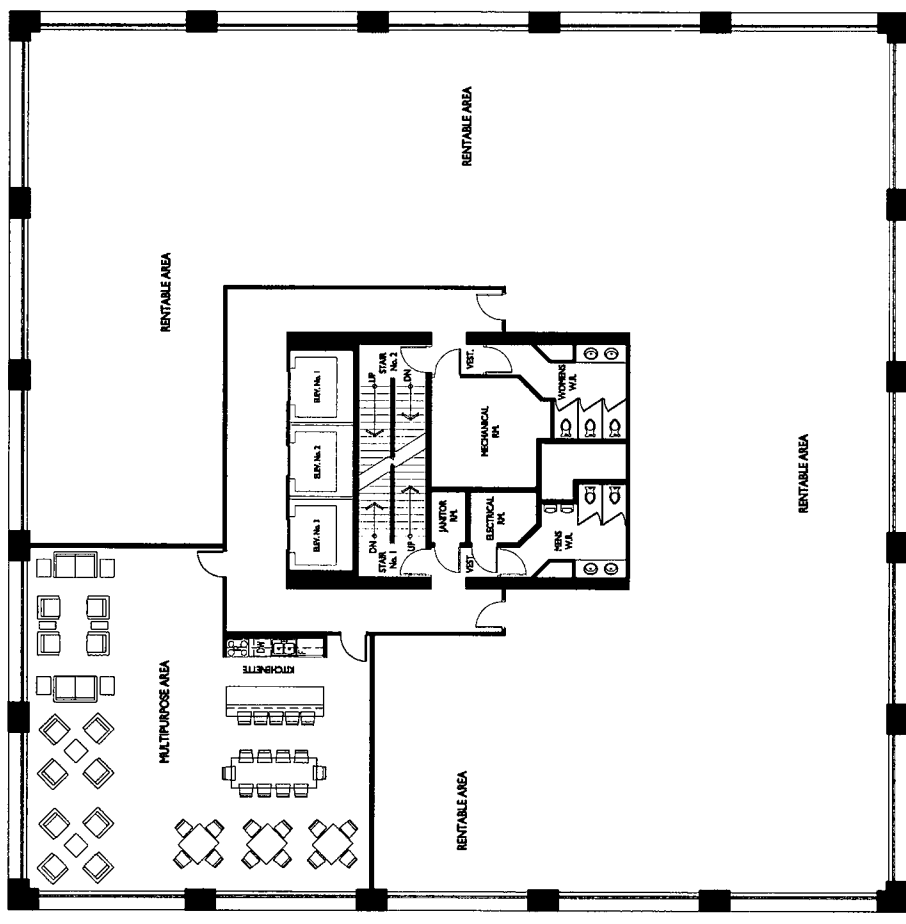
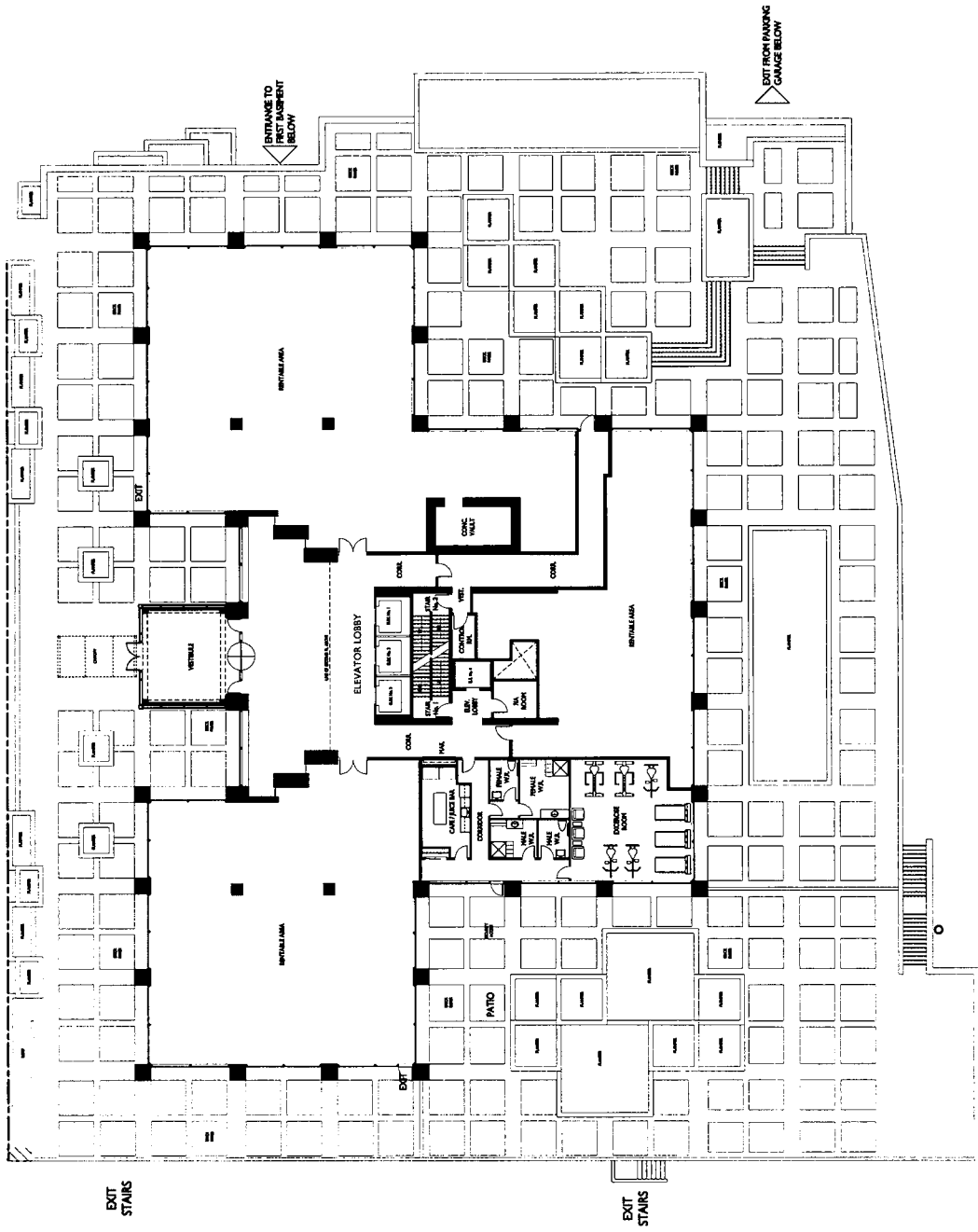
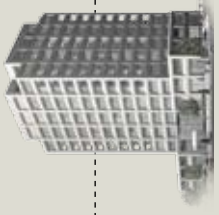
Floor plans are subject to change without notice.

GROUND FLOOR + THIRD FLOOR*

It's the exceptions that define the rule at First Sarnia Place. An elegant marble-faced lobby presided over by an evening concierge. Heated underground parking. An exercise facility, multi-purpose activity centre, and private, landscaped waterfront patio and barbecue area.

FIRST
SARNIA
PLACE

Where lifestyle is front and centre



*Floor plans are subject to change without notice.

FOR YOU... FOR YOUR LIFESTYLE...

FIRST
SARNIA
PLACE
201 FRONT STREET NORTH

Where lifestyle is front and centre

CALL TODAY FOR MORE INFORMATION OR VISIT US ON THE WEB

www.firstsarniainplace.com

SALES CENTRE, 201 Front Street North, Sarnia, Ontario

OWNER:

Seaway Centre Sarnia
Tillsonburg, Ontario
Contact: John. G. Gilvesy, P.Eng.
Tel: (519) 842 6444
Fax: (519) 842 7989
gentrac@icigateway.com

ARCHITECT:

Malhotra Nicholson Architects Inc.
London, Ontario
Contact: John Nicholson, OAA
Tel: (519) 673 1190
Fax: (519) 673 1490
jnicholson@malhotranicholson.com

DECORATOR:

Elizabeth Gilvesy Interiors
Tillsonburg, Ontario
Contact: Elizabeth Gilvesy
Tel: (519) 842 5700
Fax: (519) 688 3736
elizabethgilvesy@sympatico.ca